

**4 Sunhill Drive**

**MW46661**



**CAERGWRLE**

**£379,950**

4 Sunhill Drive, Caergwrle, Wrexham, LL12 9ER  
£379,950 MW46661



**DESCRIPTION:** Situated in a much sought after and favoured village location is this spacious 4-bedroom detached family home which is located in a quiet cul de sac position and is elevated with views across the village towards Hope Mountain. The property has living accommodation to briefly comprise entrance hall, downstairs shower room, lounge, fitted kitchen/diner with integrated appliances, utility room, sitting room and to the first floor there are 4 double bedrooms with a balcony off the 2nd bedroom which takes full advantage of the views and a combined bathroom and wc. The accommodation is complimented by oil fired heating and double glazing and externally there are gardens to the front and rear, the rear being of a good size and not being overlooked and offering a private aspect, a single garage and a drive providing off road parking. As selling agents we would highly recommend an inspection of the property to fully appreciate the accommodation on offer and the pleasant and convenient location. **FREEHOLD. COUNCIL TAX BAND F.**

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**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**

**Viewing by arrangement through Wrexham Office**

**35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275**

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

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**DIRECTIONS:** From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout proceed straight across in the Mold direction, continue through Gwersyllt and Cefn Y Bedd and at the traffic lights in Abermorddu turn right onto the Hawarden Road. Proceed past the train station and under the bridge taking a right turn onto Rhyddyn Hill, proceed up the hill and Sunhill Drive will be noted on the left, turn left and the property will be noted on the right hand side via the Molyneux for sale sign.

**LOCATION:** Situated in a popular and favoured village location, being easily accessible to village amenities with a range of shops for every day needs, well regarded primary and secondary schools to include Castell Alun High School, good public transport with the train station being within walking distance, medical centre nearby and there are good road links to the town centre of Mold Wrexham, Chester City Centres and the surrounding areas of employment.

**HEATING:** Oil fired heating installed.

**ENTRANCE HALL:** Panelled radiator. Wood block floor covering. Stairs rising to first floor. Door leading to front of property.



**CLOAKROOM/SHOWER ROOM:** Towel rail. Fitted 3 piece suite comprising wc, wash hand basin and shower enclosure with fitted shower. Tiled walls. Tiled floor.



LOUNGE: 17' 1" x 13' 10" (5.21m x 4.22m) Panelled radiator. Fitted stone fire surround with side plinth and having inset coal effect living flame gas fire.



**KITCHEN/DINER:23' 10" x 10' 4" (7.26m x 3.15m)** Panelled radiator. Vertical radiator. The kitchen is fitted with a comprehensive range of wall and base units with worktop surfaces and inset bowl and drainer and splash back tiling with integrated appliances to include hob, extractor hood, double oven, wine cooler, fridge freezer and dish washer. Inset ceiling lighting. Tiled floor. French doors leading to rear garden



**UTILITY ROOM:** 9' 10" x 4' (3m x 1.22m) Panelled radiator. Fitted worktop services with space for dryer and washing machine. Tiled floor. Door leading to garage.



**SITTING ROOM:** 11' x 10' 5" (3.35m x 3.18m) Panelled radiator. Wall mounted electric fire. Patio doors leading to rear garden



**STAIRS AND LANDING:** Panelled radiator. Loft access. Built in airing cupboard. Wood block floor covering. Doors leading off to bedrooms and bathroom.



**BEDROOM 1:** 15' 5" x 13' 10" (4.7m x 4.22m) Panelled radiator. Wood block floor covering. Window to front elevation.



**BEDROOM 2: 15' 5" x 10' 7" (4.7m x 3.23m) Panelled radiator. Window to rear elevation. French doors opening onto balcony to front elevation.**



**BEDROOM 3: 12' 2" x 11' (3.71m x 3.35m) Panelled radiator. Wood block floor covering. Window to rear elevation.**



**BEDROOM 4:** 11' 6" x 10' 3" (3.51m x 3.12m) Panelled radiator. Wood block floor covering. Window to front elevation.



**BATHROOM:** 13' 1" x 10' 4" (3.99m x 3.15m) Chrome style towel rail. Fitted 5-piece white suite comprising wc, His & Hers wash hand basins, panelled bath and shower enclosure with fitted shower. Tiled floor. Part tiled walls.



**OUTSIDE:** To the front of the property there are well stocked gardens of various flowers/ shrubs and mature trees and a drive providing ample off road parking which leads to the single garage with up and over door with power and lighting laid on. There is access to the right hand side of the property where there is a covered area and the oil tank for the central heating, to the rear there is a paved patio area and steps leading up to extensive elevated established lawned gardens and further seating area and the rear garden extends up to the woodland and offers a pleasant private aspect.







**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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